



Order Filed on February 5, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

**FEIN, SUCH, KAHN & SHEPARD, P.C.**

Counsellors at Law

7 Century Drive - Suite 201

Parsippany, New Jersey 07054

(973) 538-9300

Attorneys for Secured Creditor

SUN WEST MORTGAGE COMPANY, INC., A

CALIFORNIA CORPORATION

JILL A. MANZO, ESQ.

975MSV

bankruptcy@feinsuch.com

In Re:

SIRAD D SUMMERLIN and NATASHA S  
SUMMERLIN fka NATASHA SCARANNI

Debtor(s).

Case No.: 18-14374 MBK

Hearing Date:

Judge: Honorable Michael B. Kaplan

Chapter: 13

Recommended Local Form: ☒ Followed ☐ Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: February 5, 2020**

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the motion of FEIN, SUCH, KAHN & SHEPARD, P.C.,  
attorneys for the Secured Creditor, SUN WEST MORTGAGE COMPANY,  
INC., A CALIFORNIA CORPORATION, under Bankruptcy Code section  
362(d) for relief from the automatic stay as to certain property  
as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is hereby vacated to permit  
the movant to institute or resume and prosecute to conclusion one  
or more action(s) in the court(s) of appropriate jurisdiction to  
pursue the movant's rights in the following:

☒ Real property more fully described as:

13 RIDGE AVENUE, SAYREVILLE, NJ 08872-1929.

It is further ORDERED that the movant, its successors or  
assignees, may proceed with its rights and remedies under the  
terms of the subject mortgage and pursue its state court remedies  
including, but not limited to, taking the property to sheriff's  
sale, in addition to potentially pursuing other loss mitigation  
alternatives, including, but not limited to, a loan modification,  
short sale or deed-in-lieu foreclosure. Additionally, any  
purchaser of the property at sheriff's sale (or purchaser's  
assignee) may take any legal action for enforcement of its right  
to possession of the property.

It is further ORDERED that the movant may join the debtor  
and any trustee appointed in this case as defendants in its  
action(s) irrespective of any conversion to any other chapter of  
the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee  
and any other party who entered an appearance on the motion.

## Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New JerseyIn re:  
Sirad D Summerlin  
Natasha S Summerlin  
DebtorsCase No. 18-14374-MBK  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 07, 2020.  
db/jdb +Sirad D Summerlin, Natasha S Summerlin, 13 Ridge Avenue, Sayreville, NJ 08872-1929

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 07, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
 Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation  
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
 Jill Manzo on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION  
 bankruptcy@feinsuch.com  
 Jill Manzo on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC. bankruptcy@feinsuch.com  
 Joseph Andrew Kutschman, III on behalf of Creditor Three Pence Brooke Condominium Association, Inc. jkutschman@cutolobarros.com  
 Justin M Gillman on behalf of Debtor Sirad D Summerlin ecf@gbclawgroup.com,  
 R47252@notify.bestcase.com,e4eaf5f23@maildrop.clio.com  
 Justin M Gillman on behalf of Joint Debtor Natasha S Summerlin ecf@gbclawgroup.com,  
 R47252@notify.bestcase.com,e4eaf5f23@maildrop.clio.com  
 Kevin Gordon McDonald on behalf of Creditor Toyota Motor Credit Corporation  
 kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com  
 R. A. Lebron on behalf of Creditor SUN WEST MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION  
 bankruptcy@feinsuch.com  
 Rebecca Ann Solarz on behalf of Creditor Toyota Lease Trust rsolarz@kmlawgroup.com  
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
 William M.E. Powers on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com  
 William M.E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com  
 TOTAL: 14